

**MINUTES
LAKE COUNTY
MT. PLYMOUTH-SORRENTO
PLANNING ADVISORY COMMITTEE**

APRIL 11, 2007

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, April 11, 2007 at 3:30 p.m. at the Sorrento Christian Center, 32441 CR 437N, Sorrento, Florida. The Mt. Plymouth-Sorrento Planning Advisory Committee is an advisory committee for continued planning efforts within the Mt. Plymouth-Sorrento area as defined in Ordinance 2004-67.

Members Present:

G. Curtis Duffield, President
Priscilla Bernardo-Drugge, Vice-President
Betty Ann Christian, Secretary

Tim Bailey
Jeanne Etter
Scott Taylor

Minnie Bollar
Dr. Ronald Homan
Clark Morris

Members Absent:

Judy Weis
Jeff Richardson

Staff Present:

Wayne Bennett, AICP, Growth Management, Planning Director
Kimberly Williams, Assistant County Attorney
Donna Bohrer, Office Associate, Planning and Development Services
Quinette Durkin, Property Manager, Lake County Attorneys Office
Rick Hartenstein, Senior Planner, Lake County Planning & Development

G. Curtis Duffield, President called the meeting to order at 3:30 p.m. and noted that a Quorum was present. He confirmed that Proof of Publication was on file in the Planning and Development Services Division and that the meeting had been noticed pursuant to the Sunshine Statute.

MOTION by Tim Bailey, SECONDED by Jeanne Etter to approve the March 14, 2007 minutes as presented.

FOR: Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter, Holman, Taylor, Morris

ABSENT: Richardson, Weis

AGAINST: None

MOTION PASSED: 9-0

President Duffield said he had met with Wayne Bennett, Planning Director, about developing a process to draft their Land Development Regulations (LDRs) and had asked for a flowchart to guide that process. He said they also discussed other issues such as trails, roads and setbacks. Dr. Holman arrived at 3:39 p.m.

There was discussion that Canin and Associates continued pro bono participation was dependent on MPSPAC agreeing with their report, which was focused on higher densities than that envisioned by the Committee. Tim Bailey said although there had not been a motion to accept or reject the report, he thought it could be re-visited and noted the report was on the County's website.

President Duffield said the agendas would be reversed for meetings when they are working on LDRs. There was discussion on the importance moving forward and on the difference between Comprehensive Plan policies and LDRs. Rick Hartenstein, Senior Planner, Planning and Community Design, affirmed that the committee was asking for a guideline to developing LDRs.

Kimberly Williams, Assistant County Attorney, agreed with Ms. Etter's suggestion that the Committee could schedule additional meetings without staff being present. There was agreement to review the flow chart at the next meeting. Mr. Hartenstein suggested a review of their draft policies to decide on the rules they would need to enforce their policies.

Priscilla Drugge said local small town centers included uses such as small retail, offices, restaurants and businesses that bring people together in an office/retail/social hub. She said outside the core the focus was more on services, such as grocery stores. Dr. Holman said those small towns grew gradually and developing a town center is really something new. He thought they should be willing to listen to others, to cooperate with other groups, including developers and emphasized not taking an "it's my way or the highway" stand. Mr. Bailey discussed the importance of sustainable uses and how uses have evolved. Betty Ann Christian said it was important to plan for the future not for what they would like now. Clark Morris discussed grocery store size and how shopping patterns can affect parking lot size. Ms. Christian was concerned that an unsustainable store size could create empty stores and suggested they focus on more than numbers. Dr. Holman said it was important to have something that would draw people to the town center right from the beginning.

Ms. Etter said more residents would be needed to support a town center with larger stores and she thought the vision of some members may be different from that of the community. Mr. Bailey discussed how design can affect how large stores appear and said business people would not build a store without the demographics to support it.

Ms. Drugge discussed the trade area and said those people would not be walking or biking to the grocery. She preferred businesses that would not attract individuals on a daily basis. Dr. Holman said mass transport was another option.

President Duffield thought Mr. Fabrizio's plan was improved but he had not changed his mind about what he didn't like, particularly the townhouses.

President Duffield discussed Mr. Bennett's comments that there was no commitment from the Department of Transportation (DOT) to turn SR 46 into a county road or to limit it to a two lane road. Mr. Bennett had recommended they meet with DOT to discuss traffic calming, lower speed limits and everything that could be done to prevent SR 46 from being widened. President Duffield said controlling the transportation would enable them to control the community's size and its future. Ms. Etter did not believe there was enough available road capacity for Mr. Fabrizio's plan. She would like to have a project that would bring the community together. Scott Taylor said economic viability was particularly important for the anchor store and he thought the store owners should decide the building size based on viability. He said they have to consider what is available and to work within those parameters to make things as good as they can be. Ms. Drugge said the community wanted to grow differently and she thought if the trade area was changed a different market could be found. President Duffield didn't believe there was an adequate economic base for high-end stores. Mr. Morris said they didn't want to be an obstructionist board.

PUBLIC COMMENT

Lou Fabrizio, Primerica Group One, Inc., Developer of the Mt. Plymouth-Sorrento Commons Village Center, discussed balancing idealism with the reality of sustainable retail. He discussed the market area, the urban/rural character of the area and the community's desire to retain the rural area. He said an entertainment venue would not support a village center and said a certain size is needed for an anchor store to be successful. He said the social/entertainment venue would spin-off from the anchor store. He said the work of the planners and architects were based on the policies of the MPSPAC. Mr. Fabrizio said Publix believes a viable market exists at the present time. He thought this project could enhance community connectivity and he discussed transportation issues.

Ms. Drugge said the market area exceeded the community planning area. Mr. Fabrizio said this community is located at the center of the market area and that there is already enough approved development to support this store. He said they have already received calls from interested businesses. He said a traffic study would have to be done and that ultimately route 437 will have to be re-aligned.

Mr. Fabrizio said he wanted the support of this committee and the community. He said they would have multiple community meetings as they move forward with the rezoning and that they would make an effort to contact as many residents as possible.

Ms. Etter said her support would be based on the community input. Ms. Drugge said she would not support anything that exceeds the MPSPAC policies.

Mr. Bailey asked if the committee had ever voted on the Canin report. Several members said the Canin report was not compliant with their policies, which are based on the 2005 visioning meeting.

Mr. Fabrizio said local Publix stores are at or over the size being proposed. He said business people have to make sound decisions based on economic factors that many of the public are not aware of.

There was discussion about the attitude of the community towards development. Mr. Fabrizio said the question should focus on what is a sustainable community. Mr. Bailey said he didn't want it to be any bigger than necessary but his one of his biggest concerns was how it is going to look and transportation issues.

Pam Jennelle discussed the size of the store and commented on the revenue the community could gain. She said as a Chamber of Commerce member she would like to see the community make a good decision.

LIST OF MAIN STREET USES

Mr. Bailey's list included a farmer's market, restaurants, drug store, professional office, parks, fountains, library, sport complex, pedestrian friendly, bike shop and no industrial.

Ms. Etter said she had based her uses on Mr. Fabrizio's plan at that intersection; it included a coffee kiosk, a landscape buffer for Croson property, park, medical uses, bank, café, ice cream shop, and small businesses. She saw one side as being more business oriented, the other more passive and suggested using landscaped berms.

MOTION by Tim Bailey, SECONDED by Jeanne Etter to adjourn.

FOR:	Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter, Holman, Taylor, Morris
ABSENT:	Richardson, Weis
AGAINST:	None
MOTION PASSED:	9-0

The Chair adjourned the meeting at 5:49 p.m.

Donna R. Bohrer
Public Hearing Coordinator

Betty Ann Christian
Secretary